



## 610 Gillis Avenue Sicamous British Columbia

\$599,000

Welcome to the perfect family home in Sicamous' beloved Tree Streets neighbourhood. Known for its strong sense of community & walkable lifestyle, this area offers families easy access to daycare/nursery school, ball fields, the BMX pump track, & primary school where children can safely walk to school & parks. The main floor features a open-concept kitchen & living area, ideal for everyday family life & entertaining. Convenient main floor laundry adds to the practicality of the home. 2 bedrooms & a full bathroom complete the upper level. The lower level provides 2 additional bedrooms & a 2nd full bathroom, along w/ a separate entrance & existing kitchen. This creates excellent flexibility for families, guests, or the potential to convert the space into a fully self-contained 2 bedroom suite. Major updates include roof, hot water tank, & windows (2018), offering peace of mind for years to come. Outside, the property truly shines. The fully fenced backyard is a gardener's delight w/ established fruit trees, berry bushes, & raised garden beds. Additional under-porch storage offers room for seasonal items & outdoor gear. The attached carport, along w/ generous driveway space, allows for RV & boat parking, making it ideal for those who want to fully enjoy the Shuswap lifestyle. Whether you are searching for a family home in a welcoming neighbourhood or a property w/ suite potential & flexibility, this Sicamous opportunity delivers comfort & value in the heart of Sicamous. (id:6769)

Office 8'1" x 6'9"

Mud room 6'9" x 15'5"

Bedroom 9'7" x 13'2"

Bedroom 7'4" x 11'6"

Full bathroom 6'3" x 7'0"

Kitchen 8'1" x 7'4"

Den 12'8" x 17'0"

Dining room 9'9" x 10'6"

Bedroom 9'3" x 8'10"

Full bathroom 9'3" x 8'10"

Primary Bedroom 10'3" x 13'10"

Living room 13'8" x 17'9"

Kitchen 11'3" x 10'7"

Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



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